

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-073</u></a>	<a href="#"><u>PRIMO GROVES, INC., ET AL</u></a>
<a href="#"><u>04-129</u></a>	<a href="#"><u>DEAN COLSON &amp; HENRY QUINTANA</u></a>
<a href="#"><u>04-225</u></a>	<a href="#"><u>JORGE MARTOS &amp; MILADYS VILLANUEVA</u></a>
<a href="#"><u>04-258</u></a>	<a href="#"><u>ORANGE GROVE MANORS, INC.</u></a>

APPLICANTS: PRIMO GROVES, INC., ET AL

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit a private landing field.
- (2) Applicant is requesting to permit an accessory structure, to wit: airplane hangers in front of the principal structures (not permitted) and to permit a rear yard coverage of 3% (maximum 2% permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width to permit 0' of dedication for S.W. 222 Avenue.
- (4) Applicant is requesting to permit certain lots with 0' frontage on a dedicated right-of-way (200' required) and access to a public street by means of a private easement.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Primo Groves, Inc., " as prepared by Task Surveyors, Inc., dated last revised 4/23/04 and "Typical 5 Acres Site Plan for Primo Grove," as prepared by Robert Barnes & Assoc., dated 4/14/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the north ½ of Section 20, Township 57 South, Range 38 East, less the NE ¼ of the NE ¼ of said Section 20, and also less road dedications.

LOCATION: The Southeast corner of S.W. 328 Street & S.W. 227 Avenue, Miami-Dade County, Florida.

SIZE OF PROEPRTY 116 Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 04-12-CZ14-2 (04-129)

2-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: DEAN COLSON & HENRY QUINTANA

AU to EU-S

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the parcel described as beginning 466.7' west of the Northeast corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family, 25,000 sq. ft. gross)

APPLICANTS: JORGE MARTOS & MILADYS VILLANUEVA

- (1) SPECIAL EXCEPTION to permit a single-family residence within a zero lot line development resulting in a density of 7.904 units per net acre (6 units per acre permitted/7.84 previously approved as per Administrative Site Plan Approval A1994000007).

The purpose of request #1 is to permit the conversion of a tot lot into a single family building site within a previously approved zero lot line development.

- (2) Applicant is requesting to permit the single-family residence to setback 5' (0' required) from the zero lot line (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence Jorge Martos," as prepared by Steven Z. Epstein, Architect, consisting of 3 pages and dated 3/2/04.

SUBJECT PROPERTY: Tract "A", MARALEX HOMES, Plat book 146, Page 7.

LOCATION: 14316 S.W. 172 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,237 sq. ft.

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line 4,500 sq. ft. net)

HEARING NO. 04-12-CZ14-4 (04-258)

11-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANT: ORANGE GROVE MANORS, INC.

AU to EU-M

SUBJECT PROPERTY: The SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , all in Section 11, Township 57 South, Range 38 East.

LOCATION: The Southwest corner of S.W. 306 Street & theoretical S.W. 193 Avenue; A/K/A: 30650 S.W. 193 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 1 Acre Gross)